

PLANNING AND ZONING COMMISSION  
STAFF REPORT

November 5, 2009



**Rezoning RZ 09-17: Fusion Investment Group, Ltd.**

**CASE DESCRIPTION:** a request to change the zoning classification from Mixed Use Residential District (MU-1) to Multiple-Family District (MF)

**LOCATION:** 6 acres of vacant land out of the Stephen F. Austin League No.9, Abstract 62, adjoining the southwest side of Palasota Drive between Cottonwood Street and McArthur Avenue in Bryan, Brazos County, Texas

**EXISTING LAND USE:** vacant acreage

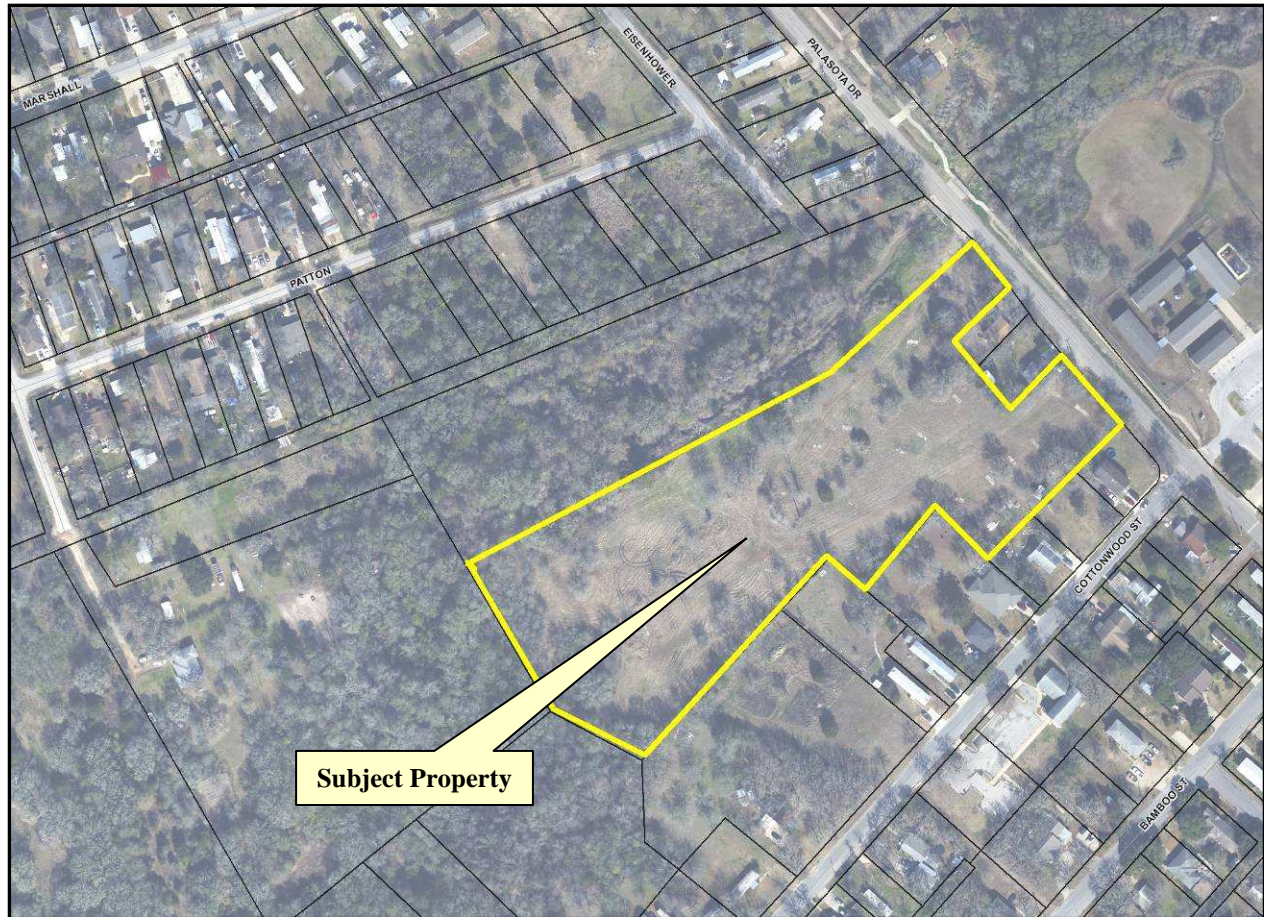
**APPLICANT(S):** Fusion Investment Group, Ltd.

**STAFF CONTACT:** Michelle Audenaert, Economic Development Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this request for MF zoning.



## **AERIAL PHOTOGRAPH (2008):**



## **BACKGROUND:**

The subject property was previously occupied by a manufactured home community. In 2008, the previous owner wished to place one manufactured home on this property and successfully requested rezoning it to a Mixed Use Residential District (MU-1) [case number RZ08-18].

The current owners and applicants, Fusion Investment Group, Ltd. are now requesting to rezone this subject property to Multiple-Family District (MF). The MF zoning classification is a residential district intended to provide the highest residential density of a maximum of 25 dwelling units per acre. The principal permitted land uses will include low-rise multiple-family dwellings, garden apartments, condominiums, duplexes, and townhouses.

Land to the north of the subject property is currently developed with single-family homes including detached and manufactured homes on lots in the Darwin-Kinnard and Darwin-sub-Scanlan Subdivisions. These properties are zoned Mixed Use Residential District (MU-1). Single-family residences, on properties zoned Residential District – 5000 (RD-5), exist along Palasota Drive and Cottonwood Street. The residential area south of Cottonwood Street is zoned Mixed Use Residential District (MU-1). Jones Elementary School is located directly across Palasota Drive from this tract on property zoned Residential District – 5000 (RD-5).



## **RELATION TO BRYAN'S COMPREHENSIVE PLAN:**

The City of Bryan adopted a new Comprehensive Plan in January 2007. The plan includes policy recommendations related to the various physical development aspects of the community. These aspects are supported by a set of goals and objectives. The Comprehensive Plan suggests that high-density residential uses be located at mid-block locations along collector and arterial streets. The Comprehensive Plan also suggests high-density residential land uses may function as transitional land uses when situated between residential uses of lower density and commercial uses. The plan also focuses on the need to "facilitate orderly, efficient and attractive development, redevelopment, and infill."

## **ANALYSIS:**

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

**Staff believes that proposed MF zoning on these 6+ acres is appropriate at this particular location and is in accordance with land use recommendations of the Comprehensive Plan. The proposed change will allow for a higher density infill development at a mid-block location along a minor arterial street. Staff maintains that allowing the creation of an MF District will promote orderly urban growth in this vicinity. In addition, staff believes that MF zoning on the subject property is compatible with the surrounding residential developments while providing necessary variety in the types of and costs for housing. The location of Jones Elementary School directly across Palasota Drive from this tract will likely benefit an increased number of citizens from the proposed higher density zoning.**

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

**The Commerce Street Sewer project is a Capital Improvements Project that extends from West 28<sup>th</sup> Street near South Drive to Cedar Street at Cottonwood Street, through this property. The current owners are aware of this project and have been working with the city to assure adequate sewer utility availability for this property. The extension of other utility facilities will be required at the time of development.**

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

**There is currently no vacant land classified for similar development in this vicinity. The closest developed properties on land zoned MF district are between a half-mile and a mile away in each direction. Staff believes that this zone change request, if approved, will not make land classified for similar development in the vicinity and elsewhere in the City unavailable for development.**

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

**Staff contends that multiple-family residential developments are developing at an average pace in this vicinity and at a rapid pace elsewhere in the City.**

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

**If the proposed zone change was approved, staff believes there to be few, if any, effects on other areas designated for similar developments.**

6. Any other factors affecting health, safety, morals, or general welfare.

**Staff believes that the requested rezoning to MF District, in this particular case, should have no adverse effects on adjacent properties. Staff contends that multiple-family residences at this location will create an orderly zoning pattern and allow for a useful diversification in land use intensities and orderly urban development in this vicinity.**

**RECOMMENDATION:**

Staff recommends **approving** proposed MF zoning on these 6+ acres of land, as requested.